

REPORT OF THE COMMITTEE ON ZONING AND BUILDING

September 16, 2009

The Honorable,
The Board of Commissioners of Cook County

ATTENDANCE

Present: President Stroger and Chairman Silvestri, Vice Chairman Murphy, Commissioners Beavers, Butler, Claypool, Daley, Gainer, Gorman, Goslin, Moreno, Peraica, Reyes, Schneider, Steele, Sims and Suffredin (16)

Absent: Commissioner Collins (1)

Ladies and Gentlemen:

Your Committee on Zoning and Building, having had under consideration the matter hereinafter mentioned, respectfully reports and recommends as follows:

SECTION 1

Your Committee has considered the following items and upon the adoption of this report the recommendations are as follows:

289034 DOCKET #8301 – T. KADROWICZ, Owner, Application (No. V-07-71): Variation to reduce left interior side yard setback from 10 feet to 1.28 feet (existing shed A); reduce right interior side yard setback from 10 feet to 5.15 feet; and reduce rear yard setback from 5 feet to 2.92 feet (existing shed B) for storage sheds in the R-5 Single Family Residence District. The subject property consists of approximately 0.41 of an acre, located on the south side of Hill Street, approximately 375 feet west of North Lee Street in Wheeling Township, County Board District #17. **Recommendation: That the applicant be granted a one year extension of time.**

Conditions: None

Objectors: None

289043 DOCKET #8312 – M. & S. FITZGERALD, Owners, Application (No. V-07-81): Variation to reduce left interior side yard setback from 10 feet to 4 feet (existing) reduce distance between principal and accessory structure from 10 feet to 3 feet; reduce left interior side yard setback from 10 feet to 0 feet for a pool surround deck; and reduce rear yard setback from 40 feet to 30 feet for a deck addition in the R-5 Single Family Residence District. The subject property consists of approximately 0.15 of an acre, located on the south side of West 115th Place, approximately 125 feet west of Lawndale Avenue in Worth Township, County Board District #6. **Recommendation: That the applicant be granted a one year extension of time.**

Conditions: None

Objectors: None

Commissioner Peraica, seconded by Vice Chairman Murphy, moved the approval of Communication Nos. 289034 and 289043. The motion carried unanimously.

SECTION 2

Your Committee has considered the following items and upon the adoption of this report the recommendations are as follows:

301826 AN AMENDMENT TO THE COOK COUNTY ZONING ORDINANCE REGARDING PARKING OF COMMERCIAL VEHICLES, RESIDENTIAL DISTRICTS (PROPOSED ORDINANCE AMENDMENT). Submitting a Proposed Ordinance Amendment sponsored by Joan Patricia Murphy, County Commissioner.

The following is a synopsis of the Proposed Ordinance Amendment:

PROPOSED ORDINANCE AMENDMENT

**AMENDMENT TO THE COOK COUNTY ZONING ORDINANCE REGARDING
PARKING OF COMMERCIAL VEHICLES, RESIDENTIAL DISTRICTS**

BE IT ORDAINED, by the Cook County Board of Commissioners that Appendix A Zoning, Sections 4.1.9, 4.2.9, 4.3.9, 4.4.9, 4.5.9, 4.5A.9, 4.6.9, 4.7.9 and 4.8.9 of the Cook County Code are hereby amended as follows:

- 4.1. R-1 Single-Family Residence District.
- 4.2. R-2 Single-Family Residence District.
- 4.3. R-3 Single-Family Residence District.
- 4.4. R-4 Single-Family Residence District.
- 4.5. R-5 Single-Family Residence District.
- 4.5A. R-5A Residential Transition District.
- 4.6. R-6 General Residence District.
- 4.7. R-7 General Residence District.
- 4.8. R-8 General Residence District.

Effective Date: This Ordinance Amendment shall be in effect immediately upon adoption.

***Referred to the Committee on Zoning and Building on 7/21/09.**

***Public Hearing held on September 8, 2009 for discussion.**

Vice Chairman Murphy, seconded by Commissioner Butler moved to accept the proposed substitute ordinance amendment for (Communication No. 301826).

Submitting a Proposed Ordinance Amendment sponsored by:

JOAN PATRICIA MURPHY, County Commissioner

SUBSTITUTE PROPOSED ORDINANCE AMENDMENT
For Communication No. 301826

**AMENDMENT TO THE COOK COUNTY ZONING ORDINANCE
REGARDING PARKING OF COMMERCIAL VEHICLES, RESIDENTIAL DISTRICTS**

BE IT ORDAINED, by the Cook County Board of Commissioners that Appendix A Zoning, Sec. 4.1.9, 4.2.9, 4.3.9, 4.4.9, 4.5.9, 4.5A.9, 4.6.9, 4.7.9 and 4.8.9 of the Cook County Code is hereby amended as follows:

4.1. R-1 Single-Family Residence District.

4.1.9. Special provisions. The uses in the R-1 Single-Family District shall conform to the following requirements:

- A. *Parking and loading.* Uses shall conform to Article 11.
- B. *Tents.* Tents shall not be used as a place of permanent residence and shall not be erected, used or maintained on any lot, except for a limited period of time. Tents shall not be used for the permanent storage of vehicles and other equipment.
- C. *Trailers, recreational vehicles and boats.* Travel trailers, camping trailers, recreational vehicles, motor homes, boats, boat trailers and miscellaneous trailers shall not be parked or stored on a zoning lot, except when located in a garage, a fully enclosed structure or in such a location that they are not visible from adjacent rights-of-way or from other zoning lots.
- D. *Trucks.* Trucks, commercial vehicles and other commercial equipment shall not be parked or stored on a zoning lot, except when located in a garage, a fully enclosed structure or in such a location that they are not visible from adjacent rights-of-way or from other zoning lots. Vehicles parked or stored must be owned or legally controlled by the residents or occupants of the principal use. Small pick-up trucks

and vans used principally as passenger cars are excluded from this requirement. Pursuant to adoption by local ordinance by the township board of trustees, commercial vehicles may be parked on a residential zoning lot subject to the following:

1. Size/Weight Limitation. No commercial vehicle having a license class designation greater than "B" under the Illinois Vehicle Code shall be parked on a residential zoning lot. This limitation shall not apply to a pick-up style commercial vehicle with the license class designation of "D". All other Class "D" vehicles are prohibited.
2. Location. Except as hereafter provided, no commercial vehicle shall be parked on a residential zoning lot unless parked in a garage or a fully enclosed structure. A commercial vehicle may be parked on a residential zoning lot if one of the following criteria is met:
 - a. The vehicle has no signage.
 - b. The vehicle's signage is limited to the identification of the owner or operator, affixed by name or logo. Such identification may appear on not more than two separate portions of the vehicle.
3. The parking of commercial vehicles on residential lots shall be limited to one.
4. Nothing in the provisions of this Ordinance shall be construed to prohibit trucks and other service vehicles from being parked on the premises temporarily for purposes of making deliveries or rendering service to the property as otherwise provided in this Ordinance.

- E. *Sewer and water.* Uses requiring sanitary facilities shall be served by either a municipal or private community sewer and water system, or a private individual sewage disposal and water supply system. The systems used shall be approved by the Cook County Health Department.

4.2. R-2 Single-Family Residence District.

4.2.9. *Special provisions* . The uses in the R-2 Single-Family Residence District shall conform to the following requirements:

- A. *Parking and loading.* Uses shall conform to Article 11.
- B. *Tents.* Tents shall not be used as a place of permanent residence and shall not be erected, used or maintained on any lot, except for a limited period of time. Tents shall not be used for the permanent storage of vehicles and other equipment.
- C. *Trailers, recreational vehicles and boats.* Travel trailers, camping trailers, recreational vehicles, motor homes, boats, boat trailers and miscellaneous trailers shall not be parked or stored on a zoning lot, except when located in a garage, a fully enclosed structure or in such a location that they are not visible from adjacent rights-of-way or from other zoning lots.
- D. *Trucks.* Trucks, commercial vehicles and other commercial equipment shall not be parked or stored on a zoning lot, except when located in a garage, a fully enclosed structure or in such a location that they are not visible from adjacent rights-of-way or from other zoning lots. Vehicles parked or stored must be owned or legally controlled by the residents or occupants of the principal use. Small pick-up trucks and vans used principally as passenger cars are excluded from this requirement. Pursuant to adoption by local ordinance by the township board of trustees, commercial vehicles may be parked on a residential zoning lot subject to the following:

1. Size/Weight Limitation. No commercial vehicle having a license class designation greater than "B" under the Illinois Vehicle Code shall be parked on a residential zoning lot. This limitation shall not apply to a pick-up style commercial vehicle with the license class designation of "D". All other Class "D" vehicles are prohibited.
 2. Location. Except as hereafter provided, no commercial vehicle shall be parked on a residential zoning lot unless parked in a garage or a fully enclosed structure. A commercial vehicle may be parked on a residential zoning lot if one of the following criteria is met:
 - a. The vehicle has no signage.
 - b. The vehicle's signage is limited to the identification of the owner or operator, affixed by name or logo. Such identification may appear on not more than two separate portions of the vehicle.
 3. The parking of commercial vehicles on residential lots shall be limited to one.
 4. Nothing in the provisions of this Ordinance shall be construed to prohibit trucks and other service vehicles from being parked on the premises temporarily for purposes of making deliveries or rendering service to the property as otherwise provided in this Ordinance.
- E. *Sewer and water.* Uses requiring sanitary facilities shall be served by either a municipal or, a private community sewer and water system, or a private individual sewage disposal and water supply system. The systems used shall be approved by the Cook County Health Department.

4.3. R-3 Single-Family Residence District.

4.3.9. *Special provisions* . The uses in the R-3 Single-Family Residence District shall conform to the following requirements:

- A. *Parking and loading.* Uses shall conform to in Article 11.
- B. *Tents.* Tents shall not be used as a place of permanent residence and shall not be erected, used or maintained on any lot, except for a limited period of time. Tents shall not be used for the permanent storage of vehicles and other equipment.
- C. *Trailers, recreational vehicles and boats.* Travel trailers, camping trailers, recreational vehicles, motor homes, boats, boat trailers and miscellaneous trailers shall not be parked or stored on a zoning lot, except when located in a garage, a fully enclosed structure or in such a location that they are not visible from adjacent rights-of-way or from other zoning lots.
- D. *Trucks.* Trucks, commercial vehicles and other commercial equipment shall not be parked or stored on a zoning lot, except when located in a garage, a fully enclosed structure or in such a location that they are not visible from adjacent rights-of-way or from other zoning lots. Vehicles parked or stored must be owned or legally controlled by the residents or occupants of the principal use. Small pick-up trucks and vans used principally as passenger cars are excluded from this requirement. Pursuant to adoption by local ordinance by the township board of trustees, commercial vehicles may be parked on a residential zoning lot subject to the following:
 1. Size/Weight Limitation. No commercial vehicle having a license class designation greater than "B" under the Illinois Vehicle Code shall be parked on a residential zoning lot. This limitation shall not apply to a pick-up style commercial vehicle with the license class designation of "D". All other Class "D" vehicles are prohibited.

2. Location. Except as hereafter provided, no commercial vehicle shall be parked on a residential zoning lot unless parked in a garage or a fully enclosed structure. A commercial vehicle may be parked on a residential zoning lot if one of the following criteria is met:
 - a. The vehicle has no signage.
 - b. The vehicle's signage is limited to the identification of the owner or operator, affixed by name or logo. Such identification may appear on not more than two separate portions of the vehicle.
 3. The parking of commercial vehicles on residential lots shall be limited to one.
 4. Nothing in the provisions of this Ordinance shall be construed to prohibit trucks and other service vehicles from being parked on the premises temporarily for purposes of making deliveries or rendering service to the property as otherwise provided in this Ordinance.
- E. *Sewer and water.* Uses requiring sanitary facilities shall be served by either a municipal or private community sewer and water system, or a private individual sewage disposal and water supply system. The systems used shall be approved by the Cook County Health Department.

4.4. R-4 Single-Family Residence Districts.

4.4.9. *Special provisions* . The uses in the R-4 Single-Family Residence District shall conform to the following requirements:

- A. *Parking and loading.* Uses shall conform to Article 11.
- B. *Tents.* Tents shall not be used as a place of permanent residence and shall not be erected, used or maintained on any lot, except for a limited period of time. Tents shall not be used for the permanent storage of vehicles and other equipment.
- C. *Trailers, recreational vehicles and boats.* Travel trailers, camping trailers, recreational vehicles, motor homes, boats, boat trailers and miscellaneous trailers shall not be parked or stored on a zoning lot, except when located in a garage, a fully enclosed structure or in such a location that they are not visible from adjacent rights-of-way or from other zoning lots.
- D. *Trucks.* Trucks, commercial vehicles and other commercial equipment shall not be parked or stored on a zoning lot, except when located in a garage, a fully enclosed structure or in such a location that they are not visible from adjacent rights-of-way or from other zoning lots. Vehicles to be parked or stored must be owned or legally controlled by the residents or occupants of the principal use. Small pick-up trucks and vans used principally as passenger cars are excluded from this requirement. Pursuant to adoption by local ordinance by the township board of trustees, commercial vehicles may be parked on a residential zoning lot subject to the following:
 1. Size/Weight Limitation. No commercial vehicle having a license class designation greater than "B" under the Illinois Vehicle Code shall be parked on a residential zoning lot. This limitation shall not apply to a pick-up style commercial vehicle with the license class designation of "D". All other Class "D" vehicles are prohibited.
 2. Location. Except as hereafter provided, no commercial vehicle shall be parked on a residential zoning lot unless parked in a garage or a fully enclosed structure. A commercial vehicle may be parked on a residential zoning lot if one of the following criteria is met:
 - a. The vehicle has no signage.

- b. The vehicle's signage is limited to the identification of the owner or operator, affixed by name or logo. Such identification may appear on not more than two separate portions of the vehicle.
 3. The parking of commercial vehicles on residential lots shall be limited to one.
 4. Nothing in the provisions of this Ordinance shall be construed to prohibit trucks and other service vehicles from being parked on the premises temporarily for purposes of making deliveries or rendering service to the property as otherwise provided in this Ordinance.
- E. *Sewer and water.* Uses requiring sanitary facilities shall be served by either a municipal or private community sewer and water system or a private individual sewage disposal and water supply system. The systems shall be approved by the Cook County Health Department. If both an individual sewage disposal system and an individual water supply system are used to serve the same lot, a minimum lot area of 40,000 square feet shall be required.

4.5. R-5 Single-Family Residence District.

4.5.9 . Special provisions . The uses in the R-5 Single-Family Residence District shall conform to the following requirements:

- A. *Parking and loading.* Uses shall conform to Article 11.
- B. *Tents.* Tents shall not be used as a place of permanent residence and shall not be erected, used or maintained on any lot, except for a limited period of time. Tents shall not be used for the permanent storage of vehicles and other equipment.
- C. *Trailers, recreational vehicles and boats.* Travel trailers, camping trailers, recreational vehicles, motor homes, boats, boat trailers and miscellaneous trailers shall not be parked or stored on a zoning lot, except when located in a garage, a fully enclosed structure or in such a location that they are not visible from adjacent rights-of-way or from other zoning lots.
- D. *Trucks.* Trucks, commercial vehicles and other commercial equipment shall not be parked or stored on a zoning lot, except when located in a garage, a fully enclosed structure or in such a location that they are not visible from adjacent rights-of-way or from other zoning lots. Vehicles to be parked or stored must be owned or legally controlled by the residents or occupants of the principal use. Small pick-up trucks and vans used principally as passenger cars are excluded from this requirement. Pursuant to adoption by local ordinance by the township board of trustees, commercial vehicles may be parked on a residential zoning lot subject to the following:
 1. Size/Weight Limitation. No commercial vehicle having a license class designation greater than "B" under the Illinois Vehicle Code shall be parked on a residential zoning lot. This limitation shall not apply to a pick-up style commercial vehicle with the license class designation of "D". All other Class "D" vehicles are prohibited.
 2. Location. Except as hereafter provided, no commercial vehicle shall be parked on a residential zoning lot unless parked in a garage or a fully enclosed structure. A commercial vehicle may be parked on a residential zoning lot if one of the following criteria is met:
 - a. The vehicle has no signage.
 - b. The vehicle's signage is limited to the identification of the owner or operator, affixed by name or logo. Such identification may appear on not more than two separate portions of the vehicle.
 3. The parking of commercial vehicles on residential lots shall be limited to one.

4. Nothing in the provisions of this Ordinance shall be construed to prohibit trucks and other service vehicles from being parked on the premises temporarily for purposes of making deliveries or rendering service to the property as otherwise provided in this Ordinance.
- E. *Sewer and water.* Uses requiring sanitary facilities shall be served by either a municipal or sewer and water system, a private community sewer and water system or an individual water system. Individual sewage disposal units may be used for single-family detached dwellings located on zoning lots with at least 20,000 square feet of area. Individual sewage disposal systems and individual water supply systems must be approved by the Cook County Health Department. If both an individual sewage disposal system and an individual water system are used to serve the same lot, a minimum lot area of 40,000 square feet is required.
- F. *Lots of record.* A single-family residence, on a lot of record on the effective date of this comprehensive ordinance, may be established regardless of the area of the lot or the lot width, provided there shall always be sufficient ground area left unoccupied by a structure or paving for a proper system of sewage disposal and water supply conforming with the standards and requirements of the Cook County Plumbing Code and all amendments relative thereto, the Cook County Health Department, the Metropolitan Water Reclamation District, and the Health Department of the State of Illinois. Approved sewer and water connection permits and/or an approved private sewage system permit and an approved individual well permit must be submitted in conjunction with a building permit application.

4.5A. R-5A Residential Transition District.

4.5A.9 . *Special provisions.* The uses in the R-5A Residential Transition District shall conform to the following requirements:

- A. *Parking and loading.* Uses shall conform to Article 11.
- B. *Tents.* Tents shall not be used as a place of permanent residence and shall not be erected, used or maintained on any lot, except for a limited period of time. Tents shall not be used for the permanent storage of vehicles and other equipment.
- C. *Trailers, recreational vehicles and boats.* Travel trailers, camping trailers, recreational vehicles, motor homes, boats, boat trailers and miscellaneous trailers shall not be parked or stored on a zoning lot, except when located in a garage, a fully enclosed structure or in such a location that they are not visible from adjacent rights-of-way or from other zoning lots.
- D. *Trucks.* Trucks, commercial vehicles and other commercial equipment shall not be parked or stored on a zoning lot, except when located in a garage, a fully enclosed structure or in such a location that they are not visible from adjacent rights-of-way or from other zoning lots. Vehicles to be parked or stored must be owned or legally controlled by the residents or occupants of the principal use. Small pick-up trucks and vans used principally as passenger cars are excluded from this requirement. Pursuant to adoption by local ordinance by the township board of trustees, commercial vehicles may be parked on a residential zoning lot subject to the following:
1. Size/Weight Limitation. No commercial vehicle having a license class designation greater than "B" under the Illinois Vehicle Code shall be parked on a residential zoning lot. This limitation shall not apply to a pick-up style commercial vehicle with the license class designation of "D". All other Class "D" vehicles are prohibited.
 2. Location. Except as hereafter provided, no commercial vehicle shall be parked on a residential zoning lot unless parked in a garage or a fully enclosed structure. A commercial vehicle may be parked on a residential zoning lot if one of the following criteria is met:
 - a. The vehicle has no signage.

- b. The vehicle's signage is limited to the identification of the owner or operator, affixed by name or logo. Such identification may appear on not more than two separate portions of the vehicle.
 - 3. The parking of commercial vehicles on residential lots shall be limited to one.
 - 4. Nothing in the provisions of this Ordinance shall be construed to prohibit trucks and other service vehicles from being parked on the premises temporarily for purposes of making deliveries or rendering service to the property as otherwise provided in this Ordinance.
- E. *Sewer and water.* Uses requiring water and sewer facilities shall be served by a municipal sewer and water system.

4.6. R-6 General Residence District.

4.6.9. *Special provisions* . The uses in the R-6 General Residence District shall conform to the following requirements:

- A. *Parking and loading.* Uses shall conform to in Article 11.
- B. *Tents.* Tents shall not be used as a place of permanent residence and shall not be erected, used or maintained on any lot, except for a limited period of time. Tents shall not be used for the permanent storage of vehicles or other equipment.
- C. *Trailers, recreational vehicles and boats.* Travel trailers, camping trailers, recreational vehicles, motor homes, boats, boat trailers and miscellaneous trailers shall not be parked or stored on a zoning lot, except when located in a garage, a fully enclosed structure or in such a location that they are not visible from adjacent rights-of-way or from other zoning lots.
- D. *Trucks.* Trucks, commercial vehicles and other commercial equipment shall not be parked or stored on a zoning lot, except when located in a garage, a fully enclosed structure or in such a location that they are not be visible from adjacent rights-of-way or from other zoning lots. Vehicles to be parked or stored must be owned or legally controlled by the residents or occupants of the principal use. Small pick-up trucks and vans used principally as passenger cars are excluded from this requirement. Pursuant to adoption by local ordinance by the township board of trustees, commercial vehicles may be parked on a residential zoning lot subject to the following:
 - 1. Size/Weight Limitation. No commercial vehicle having a license class designation greater than "B" under the Illinois Vehicle Code shall be parked on a residential zoning lot. This limitation shall not apply to a pick-up style commercial vehicle with the license class designation of "D". All other Class "D" vehicles are prohibited.
 - 2. Location. Except as hereafter provided, no commercial vehicle shall be parked on a residential zoning lot unless parked in a garage or a fully enclosed structure. A commercial vehicle may be parked on a residential zoning lot if one of the following criteria is met:
 - a. The vehicle has no signage.
 - b. The vehicle's signage is limited to the identification of the owner or operator, affixed by name or logo. Such identification may appear on not more than two separate portions of the vehicle.
 - 3. The parking of commercial vehicles on residential lots shall be limited to one.
 - 4. Nothing in the provisions of this Ordinance shall be construed to prohibit trucks and other service vehicles from being parked on the premises temporarily for purposes of making deliveries or rendering service to the property as otherwise provided in this Ordinance.

- E. *Sewer and water.* Uses requiring sanitary facilities shall be served by either a municipal or private community sewer and water system, or an individual water system. Individual sewage disposal units are not permitted. Individual water supply systems must be approved by the Cook County Health Department.

4.7. R-7 General Residence District.

4.7.9. *Special provisions* . The uses in the R-7 General Residence District shall conform to the following requirements:

- A. *Parking and loading.* Uses shall conform to Article 11.
- B. *Tents.* Tents shall not be used as a place of permanent residence and shall not be erected, used or maintained on any lot, except for a limited period of time. Tents shall not be used for the permanent storage of vehicles or other equipment.
- C. *Trailers, recreational vehicles and boats.* Travel trailers, camping trailers, recreational vehicles, motor homes, boats, boat trailers and miscellaneous trailers shall not be parked or stored on a zoning lot, except when located in a garage, a fully enclosed structure or in such a location that they are not visible from adjacent rights-of-way or from other zoning lots.
- D. *Trucks.* Trucks, commercial vehicles and other commercial equipment shall not be parked or stored on a zoning lot, except when located in a garage, a fully enclosed structure or in such a location that they are not visible from adjacent rights-of-way or from other zoning lots. Vehicles to be parked or stored must be owned or legally controlled by the residents or occupants of the principal use. Small pickup trucks and vans used principally as passenger cars are excluded from this requirement. Pursuant to adoption by local ordinance by the township board of trustees, commercial vehicles may be parked on a residential zoning lot subject to the following:
1. Size/Weight Limitation. No commercial vehicle having a license class designation greater than "B" under the Illinois Vehicle Code shall be parked on a residential zoning lot. This limitation shall not apply to a pick-up style commercial vehicle with the license class designation of "D". All other Class "D" vehicles are prohibited.
 2. Location. Except as hereafter provided, no commercial vehicle shall be parked on a residential zoning lot unless parked in a garage or a fully enclosed structure. A commercial vehicle may be parked on a residential zoning lot if one of the following criteria is met:
 - a. The vehicle has no signage.
 - b. The vehicle's signage is limited to the identification of the owner or operator, affixed by name or logo. Such identification may appear on not more than two separate portions of the vehicle.
 3. The parking of commercial vehicles on residential lots shall be limited to one.
 4. Nothing in the provisions of this Ordinance shall be construed to prohibit trucks and other service vehicles from being parked on the premises temporarily for purposes of making deliveries or rendering service to the property as otherwise provided in this Ordinance.
- E. *Sewer and water.* Uses requiring sanitary facilities shall be served by either a municipal or private community sewer and water system.

4.8. R-8 General Residence District.

4.8.9. *Special provisions* . The uses in the R-8 General Residence District shall conform to the following requirements:

- A. *Parking and loading.* Uses shall conform to Article 11.
- B. *Tents.* Tents shall not be used as a place of permanent residence and shall not be erected, used or maintained on any lot, except for a limited period of time. Tents shall not be used for the permanent storage of vehicles or other equipment.
- C. *Trailers, recreational vehicles and boats.* Travel trailers, camping trailers, recreational vehicles, motor homes, boats, boat trailers, and miscellaneous trailers shall not be parked or stored on a zoning lot, except when located in a garage, a fully enclosed structure or in such a location that they are not visible from adjacent rights-of-way or from other zoning lots.
- D. *Trucks.* Trucks, commercial vehicles and other commercial equipment shall not be parked or stored on a zoning lot, except when located in a garage, a fully enclosed structure or in such a location that they are not visible from adjacent rights-of-way or from other zoning lots. Vehicles to be parked or stored must be owned or legally controlled by the residents or occupants of the principal use. Small pickup trucks and vans used principally as passenger cars are excluded from this requirement. Pursuant to adoption by local ordinance by the township board of trustees, commercial vehicles may be parked on a ~~residential~~ zoning lot subject to the following:
1. Size/Weight Limitation. No commercial vehicle having a license class designation greater than "B" under the Illinois Vehicle Code shall be parked on a ~~residential~~ zoning lot. This limitation shall not apply to a pick-up style commercial vehicle with the license class designation of "D". All other Class "D" vehicles are prohibited.
 2. Location. Except as hereafter provided, no commercial vehicle shall be parked on a ~~residential~~ zoning lot unless parked in a garage or a fully enclosed structure. A commercial vehicle may be parked on a ~~residential~~ zoning lot if one of the following criteria is met:
 - a. The vehicle has no signage.
 - b. The vehicle's signage is limited to the identification of the owner or operator, affixed by name or logo. Such identification may appear on not more than two separate portions of the vehicle.
 3. The parking of commercial vehicles on residential lots shall be limited to one.
 4. Nothing in the provisions of this Ordinance shall be construed to prohibit trucks and other service vehicles from being parked on the premises temporarily for purposes of making deliveries or rendering service to the property as otherwise provided in this Ordinance.
- E. *Sewer and water.* Uses requiring sanitary facilities shall be served by either a municipal or private community sewer and water system.

Effective Date: This Ordinance Amendment shall be in effect immediately upon adoption.

Vice Chairman Murphy, seconded by Commissioner Moreno, moved approval of the proposed substitute ordinance amendment (Communication No. 301826) as amended. The motion carried.

ROLL CALL ON MOTION TO APPROVE ITEM 301826

Yeas: Chairman Silvestri, Vice Chairman Murphy, Commissioners Butler, Claypool, Daley, Gainer, Moreno, Reyes, Sims, Steele and Suffredin (11)

Nays: Commissioners Gorman, Goslin, Peraica and Schneider (4)

Present: Commissioner Beavers (1)

Absent: Commissioner Collins (1)

Approved as amended. (See Attached)

301827 AN AMENDMENT TO THE COOK COUNTY ZONING ORDINANCE REGULATIONS FOR TRAILERS, RECREATIONAL VEHICLES AND BOATS (PROPOSED ORDINANCE AMENDMENT). Submitting a Proposed Ordinance Amendment sponsored by Joan Patricia Murphy, County Commissioner.

The following is a synopsis of the Proposed Ordinance:

PROPOSED ORDINANCE AMENDMENT

**AMENDMENT TO THE COOK COUNTY ZONING ORDINANCE
REGULATIONS FOR TRAILERS, RECREATIONAL VEHICLES AND BOATS**

BE IT ORDAINED, by the Cook County Board of Commissioners that Appendix A Zoning, Sections 4.0.1, 4.1.9, 4.2.9, 4.3.9, 4.4.9, 4.5.9, 4.5A.9, 4.6.9, 4.7.9, and 4.8.9 of the Cook County Code are hereby amended as follows:

ARTICLE 4. RESIDENTIAL DISTRICTS

- 4.0. Purpose.**
- 4.1. R-1 Single-Family Residence District.**
- 4.2. R-2 Single-Family Residence District.**
- 4.3. R-3 Single-Family Residence District.**
- 4.4. R-4 Single-Family Residence Districts.**
- 4.5. R-5 Single-Family Residence District.**
- 4.5A. R-5A Residential Transition District.**
- 4.6. R-6 General Residence District.**
- 4.7. R-7 General Residence District.**
- 4.8. R-8 General Residence District.**

Effective Date: This Ordinance Amendment shall be in effect immediately upon adoption.

***Referred to the Committee on Zoning and Building on 7/21/09.**

#Public Hearing held on September 8, 2009 for discussion.

Vice Chairman Murphy, seconded by Commissioner Butler moved to accept the substitute proposed ordinance amendment for (Communication No. 301827).

Submitting a Proposed Ordinance Amendment sponsored by:

JOAN PATRICIA MURPHY, County Commissioner

SUBSTITUTE PROPOSED ORDINANCE AMENDMENT
for Communication No. 301827

**AMENDMENT TO THE COOK COUNTY ZONING ORDINANCE REGULATIONS
FOR TRAILERS, RECREATIONAL VEHICLES AND BOATS**

BE IT ORDAINED, by the Cook County Board of Commissioners that Appendix A Zoning, Sec. 4.0.1, 4.1.9, 4.2.9, 4.3.9, 4.4.9, 4.5.9, 4.5A.9, 4.6.9, 4.7.9, and 4.8.9 of the Cook County Code is hereby amended as follows:

ARTICLE 4. RESIDENTIAL DISTRICTS

4.0. Purpose.

4.0.1 Definitions. The following definitions shall apply to Article 4:

- A. Camper Trailer (Pop-up). A partially collapsible structure designed to provide temporary living quarters primarily for recreational use, constructed with integral wheels to make it mobile and/or towable by motor vehicle.
- B. Motor Vehicle Repair, Major. "Major motor vehicle repair" includes: engine rebuilding or major reconditioning of worn or damaged motor vehicles or trailers; collision service, including body, frame or fender straightening or repair; and overall painting of vehicles.
- C. Travel Trailer. A rigid, non-collapsible structure designed to provide temporary living quarters primarily for recreational use, constructed with integral wheels to make it mobile and/or tow able by a motor vehicle.
- D. Vehicle - Commercial. Any type of vehicle used or maintained for commercial purposes, primarily to transport material or operate a power attachment or tool, such as a snowplow or any vehicle containing cargo for commercial purposes. For purposes of this Article, any vehicle with advertising or a business designation affixed to it shall be considered a commercial vehicle.
- E. Vehicle – Recreational (RV). An RV shall include, but not be limited to, camper trailer (pop-up), motor home, off-road vehicle, open trailer, pickup camper, snowmobile, travel trailer and water craft.
- F. Vehicle – Trailer. Any motorized or non-motorized vehicle intended to carry or store a recreational vehicle. An open trailer or a trailer not carrying or storing an RV shall be considered an RV for the purposes of this code.

4.1. R-1 Single-Family Residence District.

4.1.9 . Special provisions. The uses in the R-1 Single-Family District shall conform to the following requirements:

- C. Trailers, recreational vehicles and boats. Travel trailers, camping trailers, recreational vehicles, motor homes, boats, boat trailers and miscellaneous trailers shall not be parked or stored on a zoning lot, except when located in a garage, a fully enclosed structure or in such a location that they are not visible from adjacent rights-of-way or from other zoning lots. Pursuant to adoption by local ordinance by the township board of trustees, such uses shall be allowed on a zoning lot which exceeds an acre or more in size subject to the following:
 - 1. Front Yard.
 - a. RVs shall not be parked between the front line of any portion of the building and the street, unless otherwise specifically provided for in this Article.
 - 2. Side Yard.
 - a. No more than two RVs may be parked in a side yard.
 - b. A single RV may not exceed 20 feet in length, and two RVs, if parked end-to-end, may not exceed a total combined length of 20 feet.
 - c. A single RV may not exceed a height of four feet in height, and two RVs stacked shall not exceed a total combined height of four feet.
 - d. Any RV located in an interior side yard, shall be parked a minimum of three feet from the side lot line.
 - e. Any RV located in an interior side yard shall be screened with a single row of evergreens a minimum of five feet high at time of planting or a semi-open wood fence five feet high.

(SEE ATTACHMENT # 1)

3. Rear Yard.

- a. No more than two RVs shall be parked in a rear yard.
- b. A single RV shall not exceed 32 feet in length, and two RVs, if parked end-to-end, shall not exceed a total combined length of 32 feet.
- c. A single RV shall not exceed a height of 12 feet in height and two RVs stacked shall not exceed a total combined height of 12 feet.
- d. Any RV located in a rear yard, shall be parked a minimum of five feet from the rear lot line and a minimum of three feet from any interior lot line.
- e. Any RV located in a rear yard shall be screened with a single row of evergreens a minimum of five feet high at time of planting or semi-open wood fence five feet high.

(SEE ATTACHMENT # 2)

4. Exterior Side Yards and Rear Yards Adjacent to a Street or Roadway.

- a. No RVs shall be located in an exterior side yard or that portion of a rear yard that is between an adjacent street or roadway and a line extended from the building.

(SEE ATTACHMENT # 3)

5. Additional Requirements.

- a. Not more than two RVs may be parked on any ~~residential~~ zoning lot.
- b. At no time shall a parked RV be used for living, sleeping or other purposes. No RV shall be connected to gas, water or sanitary sewer service.
- c. Any RV may be parked in a fully enclosed garage unless such parking is specifically prohibited elsewhere in the Code.
- d. The owner of an RV shall not park the RV in a manner as to create a dangerous or unsafe condition on the lot where parked or to adjacent property. Parking in such fashion that the RV may readily tip or roll, shall be considered a dangerous or unsafe condition.
- e. The parking surface of an RV in any permitted area shall be a hard surface such as concrete, asphalt or crushed stone.
- f. RVs shall not have their wheels removed or be affixed to the ground so as to prevent ready removal of the vehicle.
- g. RVs shall not be used as accessory structures in any zoning district.
- h. No major automobile repairs, as defined in Article 4 of the Zoning Ordinance, shall be performed on any RV except within a garage or other structure.
- i. Temporary parking of RVs for the purpose of loading or unloading shall be permitted for no more than two days within any period of four consecutive days.

4.2. R-2 Single-Family Residence District.

4.2.9. *Special provisions.* The uses in the R-2 Single-Family Residence District shall conform to the following requirements:

- C. Trailers, recreational vehicles and boats. Travel trailers, camping trailers, recreational vehicles, motor homes, boats, boat trailers and miscellaneous trailers shall not be parked or stored on a zoning lot, except when located in a garage, a fully enclosed structure or in such a location that they are not visible from adjacent rights-of-way or from other zoning lots. Pursuant to adoption by local ordinance by the township board of trustees, such uses shall be allowed on a zoning lot which exceeds an acre or more in size subject to the following:

1. Front Yard.

- a. RVs shall not be parked between the front line of any portion of the building and the street, unless otherwise specifically provided for in this Article.

2. Side Yard.

- a. No more than two RVs may be parked in a side yard.
- b. A single RV may not exceed 20 feet in length, and two RVs, if parked end-to-end, may not exceed a total combined length of 20 feet.
- c. A single RV may not exceed a height of four feet in height, and two RVs stacked shall not exceed a total combined height of four feet.
- d. Any RV located in an interior side yard, shall be parked a minimum of three feet from the side lot line.
- e. Any RV located in an interior side yard shall be screened with a single row of evergreens a minimum of five feet high at time of planting or a semi-open wood fence five feet high.

(SEE ATTACHMENT # 1)

3. Rear Yard.

- a. No more than two RVs shall be parked in a rear yard.
- b. A single RV shall not exceed 32 feet in length, and two RVs, if parked end-to-end, shall not exceed a total combined length of 32 feet.
- c. A single RV shall not exceed a height of 12 feet in height and two RVs stacked shall not exceed a total combined height of 12 feet.
- d. Any RV located in a rear yard, shall be parked a minimum of five feet from the rear lot line and a minimum of three feet from any interior lot line.
- e. Any RV located in a rear yard shall be screened with a single row of evergreens a minimum of five feet high at time of planting or semi-open wood fence five feet high.

(SEE ATTACHMENT # 2)

4. Exterior Side Yards and Rear Yards Adjacent to a Street or Roadway.

- a. No RVs shall be located in an exterior side yard or that portion of a

rear yard that is between an adjacent street or roadway and a line extended from the building.

(SEE ATTACHMENT # 3)

5. Additional Requirements.

- a. Not more than two RVs may be parked on any residential zoning lot.
- b. At no time shall a parked RV be used for living, sleeping or other purposes. No RV shall be connected to gas, water or sanitary sewer service.
- c. Any RV may be parked in a fully enclosed garage unless such parking is specifically prohibited elsewhere in the Code.
- d. The owner of an RV shall not park the RV in a manner as to create a dangerous or unsafe condition on the lot where parked or to adjacent property. Parking in such fashion that the RV may readily tip or roll, shall be considered a dangerous or unsafe condition.
- e. The parking surface of an RV in any permitted area shall be a hard surface such as concrete, asphalt or crushed stone.
- f. RVs shall not have their wheels removed or be affixed to the ground so as to prevent ready removal of the vehicle.
- g. RVs shall not be used as accessory structures in any zoning district.
- h. No major automobile repairs, as defined in Article 4 of the Zoning Ordinance, shall be performed on any RV except within a garage or other structure.
- i. Temporary parking of RVs for the purpose of loading or unloading shall be permitted for no more than two days within any period of four consecutive days.

4.3. R-3 Single-Family Residence District.

4.3.9. *Special provisions.* The uses in the R-3 Single-Family Residence District shall conform to the following requirements:

- C. Trailers, recreational vehicles and boats. Travel trailers, camping trailers, recreational vehicles, motor homes, boats, boat trailers and miscellaneous trailers shall not be parked or stored on a zoning lot, except when located in a garage, a fully enclosed structure or in such a location that they are not visible from adjacent rights-of-way or from other zoning lots. Pursuant to adoption by local ordinance by the township board of trustees, such uses shall be allowed on a zoning lot which exceeds an acre or more in size subject to the following:
 - 1. Front Yard.
 - a. RVs shall not be parked between the front line of any portion of the building and the street, unless otherwise specifically provided for in this Article.
 - 2. Side Yard.
 - a. No more than two RVs may be parked in a side yard.
 - b. A single RV may not exceed 20 feet in length, and two RVs, if parked end-to-end, may not exceed a total combined length of 20 feet.
 - c. A single RV may not exceed a height of four feet in height, and two

RVs stacked shall not exceed a total combined height of four feet.

- d. Any RV located in an interior side yard, shall be parked a minimum of three feet from the side lot line.
- e. Any RV located in an interior side yard shall be screened with a single row of evergreens a minimum of five feet high at time of planting or a semi-open wood fence five feet high.

(SEE ATTACHMENT # 1)

3. Rear Yard.

- a. No more than two RVs shall be parked in a rear yard.
- b. A single RV shall not exceed 32 feet in length, and two RVs, if parked end-to-end, shall not exceed a total combined length of 32 feet.
- c. A single RV shall not exceed a height of 12 feet in height and two RVs stacked shall not exceed a total combined height of 12 feet.
- d. Any RV located in a rear yard, shall be parked a minimum of five feet from the rear lot line and a minimum of three feet from any interior lot line.
- e. Any RV located in a rear yard shall be screened with a single row of evergreens a minimum of five feet high at time of planting or semi-open wood fence five feet high.

(SEE ATTACHMENT # 2)

4. Exterior Side Yards and Rear Yards Adjacent to a Street or Roadway.

- a. No RVs shall be located in an exterior side yard or that portion of a rear yard that is between an adjacent street or roadway and a line extended from the building.

(SEE ATTACHMENT # 3)

5. Additional Requirements.

- a. Not more than two RVs may be parked on any residential zoning lot.
- b. At no time shall a parked RV be used for living, sleeping or other purposes. No RV shall be connected to gas, water or sanitary sewer service.
- c. Any RV may be parked in a fully enclosed garage unless such parking is specifically prohibited elsewhere in the Code.
- d. The owner of an RV shall not park the RV in a manner as to create a dangerous or unsafe condition on the lot where parked or to adjacent property. Parking in such fashion that the RV may readily tip or roll, shall be considered a dangerous or unsafe condition.
- e. The parking surface of an RV in any permitted area shall be a hard surface such as concrete, asphalt or crushed stone.
- f. RVs shall not have their wheels removed or be affixed to the ground so as to prevent ready removal of the vehicle.

- g. RVs shall not be used as accessory structures in any zoning district.
- h. No major automobile repairs, as defined in Article 4 of the Zoning Ordinance, shall be performed on any RV except within a garage or other structure.
- i. Temporary parking of RVs for the purpose of loading or unloading shall be permitted for no more than two days within any period of four consecutive days.

4.4. R-4 Single-Family Residence Districts.

4.4.9. Special provisions . The uses in the R-4 Single-Family Residence District shall conform to the following requirements:

- C. Trailers, recreational vehicles and boats. Travel trailers, camping trailers, recreational vehicles, motor homes, boats, boat trailers and miscellaneous trailers shall not be parked or stored on a zoning lot, except when located in a garage, a fully enclosed structure or in such a location that they are not visible from adjacent rights-of-way or from other zoning lots. Pursuant to adoption by local ordinance by the township board of trustees, such uses shall be allowed on a zoning lot which exceeds an acre or more in size subject to the following:

1. Front Yard.

- a. RVs shall not be parked between the front line of any portion of the building and the street, unless otherwise specifically provided for in this Article.

2. Side Yard.

- a. No more than two RVs may be parked in a side yard.
- b. A single RV may not exceed 20 feet in length, and two RVs, if parked end-to-end, may not exceed a total combined length of 20 feet.
- c. A single RV may not exceed a height of four feet in height, and two RVs stacked shall not exceed a total combined height of four feet.
- d. Any RV located in an interior side yard, shall be parked a minimum of three feet from the side lot line.
- e. Any RV located in an interior side yard shall be screened with a single row of evergreens a minimum of five feet high at time of planting or a semi-open wood fence five feet high.

(SEE ATTACHMENT # 1)

3. Rear Yard.

- a. No more than two RVs shall be parked in a rear yard.
- b. A single RV shall not exceed 32 feet in length, and two RVs, if parked end-to-end, shall not exceed a total combined length of 32 feet.
- c. A single RV shall not exceed a height of 12 feet in height and two RVs stacked shall not exceed a total combined height of 12 feet.
- d. Any RV located in a rear yard, shall be parked a minimum of five feet from the rear lot line and a minimum of three feet from any interior lot line.
- e. Any RV located in a rear yard shall be screened with a single row of

evergreens a minimum of five feet high at time of planting or semi-open wood fence five feet high.

(SEE ATTACHMENT # 2)

4. Exterior Side Yards and Rear Yards Adjacent to a Street or Roadway.

- a. No RVs shall be located in an exterior side yard or that portion of a rear yard that is between an adjacent street or roadway and a line extended from the building.

(SEE ATTACHMENT # 3)

5. Additional Requirements.

- a. Not more than two RVs may be parked on any residential zoning lot.
- b. At no time shall a parked RV be used for living, sleeping or other purposes. No RV shall be connected to gas, water or sanitary sewer service.
- c. Any RV may be parked in a fully enclosed garage unless such parking is specifically prohibited elsewhere in the Code.
- d. The owner of an RV shall not park the RV in a manner as to create a dangerous or unsafe condition on the lot where parked or to adjacent property. Parking in such fashion that the RV may readily tip or roll, shall be considered a dangerous or unsafe condition.
- e. The parking surface of an RV in any permitted area shall be a hard surface such as concrete, asphalt or crushed stone.
- f. RVs shall not have their wheels removed or be affixed to the ground so as to prevent ready removal of the vehicle.
- g. RVs shall not be used as accessory structures in any zoning district.
- h. No major automobile repairs, as defined in Article 4 of the Zoning Ordinance, shall be performed on any RV except within a garage or other structure.
- i. Temporary parking of RVs for the purpose of loading or unloading shall be permitted for no more than two days within any period of four consecutive days.

4.5. R-5 Single-Family Residence District.

4.5.9. *Special provisions.* The uses in the R-5 Single-Family Residence District shall conform to the following requirements:

- C. Trailers, recreational vehicles and boats. Travel trailers, camping trailers, recreational vehicles, motor homes, boats, boat trailers and miscellaneous trailers shall not be parked or stored on a zoning lot, except when located in a garage, a fully enclosed structure or in such a location that they are not visible from adjacent rights-of-way or from other zoning lots. Pursuant to adoption by local ordinance by the township board of trustees, such uses shall be allowed on a zoning lot which exceeds an acre or more in size subject to the following:

1. Front Yard.

- a. RVs shall not be parked between the front line of any portion of the building and the street, unless otherwise specifically provided for in this Article.

2. Side Yard.

- a. No more than two RVs may be parked in a side yard.
- b. A single RV may not exceed 20 feet in length, and two RVs, if parked end-to-end, may not exceed a total combined length of 20 feet.
- c. A single RV may not exceed a height of four feet in height, and two RVs stacked shall not exceed a total combined height of four feet.
- d. Any RV located in an interior side yard, shall be parked a minimum of three feet from the side lot line.
- e. Any RV located in an interior side yard shall be screened with a single row of evergreens a minimum of five feet high at time of planting or a semi-open wood fence five feet high.

(SEE ATTACHMENT # 1)

3. Rear Yard.

- a. No more than two RVs shall be parked in a rear yard.
- b. A single RV shall not exceed 32 feet in length, and two RVs, if parked end-to-end, shall not exceed a total combined length of 32 feet.
- c. A single RV shall not exceed a height of 12 feet in height and two RVs stacked shall not exceed a total combined height of 12 feet.
- d. Any RV located in a rear yard, shall be parked a minimum of five feet from the rear lot line and a minimum of three feet from any interior lot line.
- e. Any RV located in a rear yard shall be screened with a single row of evergreens a minimum of five feet high at time of planting or semi-open wood fence five feet high.

(SEE ATTACHMENT # 2)

4. Exterior Side Yards and Rear Yards Adjacent to a Street or Roadway.

- a. No RVs shall be located in an exterior side yard or that portion of a rear yard that is between an adjacent street or roadway and a line extended from the building.

(SEE ATTACHMENT # 3)

5. Additional Requirements.

- a. Not more than two RVs may be parked on any residential zoning lot.
- b. At no time shall a parked RV be used for living, sleeping or other purposes. No RV shall be connected to gas, water or sanitary sewer service.
- c. Any RV may be parked in a fully enclosed garage unless such parking is specifically prohibited elsewhere in the Code.
- d. The owner of an RV shall not park the RV in a manner as to create a

dangerous or unsafe condition on the lot where parked or to adjacent property. Parking in such fashion that the RV may readily tip or roll, shall be considered a dangerous or unsafe condition.

- e. The parking surface of an RV in any permitted area shall be a hard surface such as concrete, asphalt or crushed stone.
- f. RVs shall not have their wheels removed or be affixed to the ground so as to prevent ready removal of the vehicle.
- g. RVs shall not be used as accessory structures in any zoning district.
- h. No major automobile repairs, as defined in Article 4 of the Zoning Ordinance, shall be performed on any RV except within a garage or other structure.
- i. Temporary parking of RVs for the purpose of loading or unloading shall be permitted for no more than two days within any period of four consecutive days.

4.5A. R-5A Residential Transition District.

4.5A.9. Special provisions. The uses in the R-5A Residential Transition District shall conform to the following requirements:

- C. Trailers, recreational vehicles and boats. Travel trailers, camping trailers, recreational vehicles, motor homes, boats, boat trailers and miscellaneous trailers shall not be parked or stored on a zoning lot, except when located in a garage, a fully enclosed structure or in such a location that they are not visible from adjacent rights-of-way or from other zoning lots. Pursuant to adoption by local ordinance by the township board of trustees, such uses shall be allowed on a zoning lot which exceeds an acre or more in size subject to the following:
 - 1. Front Yard.
 - a. RVs shall not be parked between the front line of any portion of the building and the street, unless otherwise specifically provided for in this Article.
 - 2. Side Yard.
 - a. No more than two RVs may be parked in a side yard.
 - b. A single RV may not exceed 20 feet in length, and two RVs, if parked end-to-end, may not exceed a total combined length of 20 feet.
 - c. A single RV may not exceed a height of four feet in height, and two RVs stacked shall not exceed a total combined height of four feet.
 - d. Any RV located in an interior side yard, shall be parked a minimum of three feet from the side lot line.
 - e. Any RV located in an interior side yard shall be screened with a single row of evergreens a minimum of five feet high at time of planting or a semi-open wood fence five feet high.

(SEE ATTACHMENT # 1)

- 3. Rear Yard.
 - a. No more than two RVs shall be parked in a rear yard.
 - b. A single RV shall not exceed 32 feet in length, and two RVs, if parked

end-to-end, shall not exceed a total combined length of 32 feet.

- c. A single RV shall not exceed a height of 12 feet in height and two RVs stacked shall not exceed a total combined height of 12 feet.
- d. Any RV located in a rear yard, shall be parked a minimum of five feet from the rear lot line and a minimum of three feet from any interior lot line.
- e. Any RV located in a rear yard shall be screened with a single row of evergreens a minimum of five feet high at time of planting or semi-open wood fence five feet high.

(SEE ATTACHMENT # 2)

4. Exterior Side Yards and Rear Yards Adjacent to a Street or Roadway.

- a. No RVs shall be located in an exterior side yard or that portion of a rear yard that is between an adjacent street or roadway and a line extended from the building.

(SEE ATTACHMENT # 3)

5. Additional Requirements.

- a. Not more than two RVs may be parked on any residential zoning lot.
- b. At no time shall a parked RV be used for living, sleeping or other purposes. No RV shall be connected to gas, water or sanitary sewer service.
- c. Any RV may be parked in a fully enclosed garage unless such parking is specifically prohibited elsewhere in the Code.
- d. The owner of an RV shall not park the RV in a manner as to create a dangerous or unsafe condition on the lot where parked or to adjacent property. Parking in such fashion that the RV may readily tip or roll, shall be considered a dangerous or unsafe condition.
- e. The parking surface of an RV in any permitted area shall be a hard surface such as concrete, asphalt or crushed stone.
- f. RVs shall not have their wheels removed or be affixed to the ground so as to prevent ready removal of the vehicle.
- g. RVs shall not be used as accessory structures in any zoning district.
- h. No major automobile repairs, as defined in Article 4 of the Zoning Ordinance, shall be performed on any RV except within a garage or other structure.
- i. Temporary parking of RVs for the purpose of loading or unloading shall be permitted for no more than two days within any period of four consecutive days.

4.6. R-6 General Residence District.

4.6.9. Special provisions. The uses in the R-6 General Residence District shall conform to the following requirements:

- C. Trailers, recreational vehicles and boats. Travel trailers, camping trailers,

recreational vehicles, motor homes, boats, boat trailers and miscellaneous trailers shall not be parked or stored on a zoning lot, except when located in a garage, a fully enclosed structure or in such a location that they are not visible from adjacent rights-of-way or from other zoning lots. Pursuant to adoption by local ordinance by the township board of trustees, such uses shall be allowed on a zoning lot which exceeds an acre or more in size subject to the following:

1. Front Yard.

- a. RVs shall not be parked between the front line of any portion of the building and the street, unless otherwise specifically provided for in this Article.

2. Side Yard.

- a. No more than two RVs may be parked in a side yard.
- b. A single RV may not exceed 20 feet in length, and two RVs, if parked end-to-end, may not exceed a total combined length of 20 feet.
- c. A single RV may not exceed a height of four feet in height, and two RVs stacked shall not exceed a total combined height of four feet.
- d. Any RV located in an interior side yard, shall be parked a minimum of three feet from the side lot line.
- e. Any RV located in an interior side yard shall be screened with a single row of evergreens a minimum of five feet high at time of planting or a semi-open wood fence five feet high.

(SEE ATTACHMENT # 1)

3. Rear Yard.

- a. No more than two RVs shall be parked in a rear yard.
- b. A single RV shall not exceed 32 feet in length, and two RVs, if parked end-to-end, shall not exceed a total combined length of 32 feet.
- c. A single RV shall not exceed a height of 12 feet in height and two RVs stacked shall not exceed a total combined height of 12 feet.
- d. Any RV located in a rear yard, shall be parked a minimum of five feet from the rear lot line and a minimum of three feet from any interior lot line.
- e. Any RV located in a rear yard shall be screened with a single row of evergreens a minimum of five feet high at time of planting or semi-open wood fence five feet high.

(SEE ATTACHMENT # 2)

4. Exterior Side Yards and Rear Yards Adjacent to a Street or Roadway.

- a. No RVs shall be located in an exterior side yard or that portion of a rear yard that is between an adjacent street or roadway and a line extended from the building.

(SEE ATTACHMENT # 3)

5. Additional Requirements.

- a. Not more than two RVs may be parked on any residential zoning lot.
- b. At no time shall a parked RV be used for living, sleeping or other purposes. No RV shall be connected to gas, water or sanitary sewer service.
- c. Any RV may be parked in a fully enclosed garage unless such parking is specifically prohibited elsewhere in the Code.
- d. The owner of an RV shall not park the RV in a manner as to create a dangerous or unsafe condition on the lot where parked or to adjacent property. Parking in such fashion that the RV may readily tip or roll, shall be considered a dangerous or unsafe condition.
- e. The parking surface of an RV in any permitted area shall be a hard surface such as concrete, asphalt or crushed stone.
- f. RVs shall not have their wheels removed or be affixed to the ground so as to prevent ready removal of the vehicle.
- g. RVs shall not be used as accessory structures in any zoning district.
- h. No major automobile repairs, as defined in Article 4 of the Zoning Ordinance, shall be performed on any RV except within a garage or other structure.
- i. Temporary parking of RVs for the purpose of loading or unloading shall be permitted for no more than two days within any period of four consecutive days.

4.7. R-7 General Residence District.

4.7.9. *Special provisions.* The uses in the R-7 General Residence District shall conform to the following requirements:

- C. Trailers, recreational vehicles and boats. Travel trailers, camping trailers, recreational vehicles, motor homes, boats, boat trailers and miscellaneous trailers shall not be parked or stored on a zoning lot, except when located in a garage, a fully enclosed structure or in such a location that they are not visible from adjacent rights-of-way or from other zoning lots. Pursuant to adoption by local ordinance by the township board of trustees, such uses shall be allowed on a zoning lot which exceeds an acre or more in size subject to the following:
 - 1. Front Yard.
 - a. RVs shall not be parked between the front line of any portion of the building and the street, unless otherwise specifically provided for in this Article.
 - 2. Side Yard.
 - a. No more than two RVs may be parked in a side yard.
 - b. A single RV may not exceed 20 feet in length, and two RVs, if parked end-to-end, may not exceed a total combined length of 20 feet.
 - c. A single RV may not exceed a height of four feet in height, and two RVs stacked shall not exceed a total combined height of four feet.
 - d. Any RV located in an interior side yard, shall be parked a minimum of three feet from the side lot line.
 - e. Any RV located in an interior side yard shall be screened with a single row of evergreens a minimum of five feet high at time of planting or a semi-open wood fence five feet high.

(SEE ATTACHMENT # 1)

3. Rear Yard.

- a. No more than two RVs shall be parked in a rear yard.
- b. A single RV shall not exceed 32 feet in length, and two RVs, if parked end-to-end, shall not exceed a total combined length of 32 feet.
- c. A single RV shall not exceed a height of 12 feet in height and two RVs stacked shall not exceed a total combined height of 12 feet.
- d. Any RV located in a rear yard, shall be parked a minimum of five feet from the rear lot line and a minimum of three feet from any interior lot line.
- e. Any RV located in a rear yard shall be screened with a single row of evergreens a minimum of five feet high at time of planting or semi-open wood fence five feet high.

(SEE ATTACHMENT # 2)

4. Exterior Side Yards and Rear Yards Adjacent to a Street or Roadway.

- a. No RVs shall be located in an exterior side yard or that portion of a rear yard that is between an adjacent street or roadway and a line extended from the building.

(SEE ATTACHMENT # 3)

5. Additional Requirements.

- a. Not more than two RVs may be parked on any residential zoning lot.
- b. At no time shall a parked RV be used for living, sleeping or other purposes. No RV shall be connected to gas, water or sanitary sewer service.
- c. Any RV may be parked in a fully enclosed garage unless such parking is specifically prohibited elsewhere in the Code.
- d. The owner of an RV shall not park the RV in a manner as to create a dangerous or unsafe condition on the lot where parked or to adjacent property. Parking in such fashion that the RV may readily tip or roll, shall be considered a dangerous or unsafe condition.
- e. The parking surface of an RV in any permitted area shall be a hard surface such as concrete, asphalt or crushed stone.
- f. RVs shall not have their wheels removed or be affixed to the ground so as to prevent ready removal of the vehicle.
- g. RVs shall not be used as accessory structures in any zoning district.
- h. No major automobile repairs, as defined in Article 4 of the Zoning Ordinance, shall be performed on any RV except within a garage or other structure.
- i. Temporary parking of RVs for the purpose of loading or unloading

shall be permitted for no more than two days within any period of four consecutive days.

4.8. R-8 General Residence District.

4.8.9. *Special provisions.* The uses in the R-8 General Residence District shall conform to the following requirements:

- C. Trailers, recreational vehicles and boats. Travel trailers, camping trailers, recreational vehicles, motor homes, boats, boat trailers and miscellaneous trailers shall not be parked or stored on a zoning lot, except when located in a garage, a fully enclosed structure or in such a location that they are not visible from adjacent rights-of-way or from other zoning lots. Pursuant to adoption by local ordinance by the township board of trustees, such uses shall be allowed on a zoning lot which exceeds an acre or more in size subject to the following:

1. Front Yard.

- a. RVs shall not be parked between the front line of any portion of the building and the street, unless otherwise specifically provided for in this Article.

2. Side Yard.

- a. No more than two RVs may be parked in a side yard.
- b. A single RV may not exceed 20 feet in length, and two RVs, if parked end-to-end, may not exceed a total combined length of 20 feet.
- c. A single RV may not exceed a height of four feet in height, and two RVs stacked shall not exceed a total combined height of four feet.
- d. Any RV located in an interior side yard, shall be parked a minimum of three feet from the side lot line.
- e. Any RV located in an interior side yard shall be screened with a single row of evergreens a minimum of five feet high at time of planting or a semi-open wood fence five feet high.

(SEE ATTACHMENT # 1)

3. Rear Yard.

- a. No more than two RVs shall be parked in a rear yard.
- b. A single RV shall not exceed 32 feet in length, and two RVs, if parked end-to-end, shall not exceed a total combined length of 32 feet.
- c. A single RV shall not exceed a height of 12 feet in height and two RVs stacked shall not exceed a total combined height of 12 feet.
- d. Any RV located in a rear yard, shall be parked a minimum of five feet from the rear lot line and a minimum of three feet from any interior lot line.
- e. Any RV located in a rear yard shall be screened with a single row of evergreens a minimum of five feet high at time of planting or semi-open wood fence five feet high.

(SEE ATTACHMENT # 2)

4. Exterior Side Yards and Rear Yards Adjacent to a Street or Roadway.

- a. No RVs shall be located in an exterior side yard or that portion of a rear yard that is between an adjacent street or roadway and a line extended from the building.

(SEE ATTACHMENT # 3)

5. Additional Requirements.

- a. Not more than two RVs may be parked on any residential zoning lot.
- b. At no time shall a parked RV be used for living, sleeping or other purposes. No RV shall be connected to gas, water or sanitary sewer service.
- c. Any RV may be parked in a fully enclosed garage unless such parking is specifically prohibited elsewhere in the Code.
- d. The owner of an RV shall not park the RV in a manner as to create a dangerous or unsafe condition on the lot where parked or to adjacent property. Parking in such fashion that the RV may readily tip or roll, shall be considered a dangerous or unsafe condition.
- e. The parking surface of an RV in any permitted area shall be a hard surface such as concrete, asphalt or crushed stone.
- f. RVs shall not have their wheels removed or be affixed to the ground so as to prevent ready removal of the vehicle.
- g. RVs shall not be used as accessory structures in any zoning district.
- h. No major automobile repairs, as defined in Article 4 of the Zoning Ordinance, shall be performed on any RV except within a garage or other structure.
- i. Temporary parking of RVs for the purpose of loading or unloading shall be permitted for no more than two days within any period of four consecutive days.

Effective Date: This Ordinance Amendment shall be in effect immediately upon adoption.

Vice Chairman Murphy, seconded by Commissioner Butler, moved approval of the proposed substitute ordinance amendment (Communication No. 301827) as amended. The motion carried.

ROLL CALL ON MOTION TO APPROVE ITEM 301827 AS AMENDED

Yeas: Chairman Silvestri, Vice Chairman Murphy, Commissioners Butler, Claypool, Daley, Gainer, Moreno, Reyes, Sims and Steele (10)

Nays: Commissioners Gorman, Goslin, Peraica, Schneider and Suffredin (5)

Present: Commissioner Beavers (1)

Absent: Commissioner Collins (1)

(See attached). Approved As Amended

SECTION 3

Your Committee has considered the following item and upon the adoption of this report the recommendation is as follows:

- 301828 AN AMENDMENT TO THE COOK COUNTY BUILDING ORDINANCE (PROPOSED ORDINANCE AMENDMENT). Submitting a Proposed Ordinance Amendment sponsored by Peter N. Silvestri, County Commissioner; Co-Sponsored by Todd H. Stroger, President, William Beavers, Jerry Butler, Forrest Claypool, John P. Daley, Bridget Gainer, Elizabeth "Liz" Doody Gorman, Gregg Goslin, Roberto Maldonado, Joseph Mario Moreno, Joan Patricia Murphy, Anthony J. Peraica, Timothy O. Schneider, Deborah Sims, Robert B. Steele and Larry Suffredin, County Commissioners.

PROPOSED ORDINANCE AMENDMENT

BE IT ORDAINED, by the Cook County Board of Commissioners that the Cook County Building Ordinance, Article III, Sec. 3.2 is hereby amended as follows:

3.2 DEFINITIONS

Family consists of one or more persons, each related to the other by blood, marriage (or adoption) (including foster children), together with such ~~blood~~ relatives' of the respective spouses, who are living ~~together with the family~~ in a single dwelling unit and maintaining a common household. A family may also be composed of not to exceed three persons not so related, provided that such unrelated persons live in a single dwelling and maintain a common household and a single housekeeping unit. A family may also be a group of not more than six unrelated persons with developmental disabilities as defined in the Illinois Mental Health and Developmental Disabilities Code, 405 ILCS 5/1-106, together with an appropriate number of staff, living in a family-like environment. A "family" shall include any domestic servants and not more than one gratuitous guest residing with said the "family". Servants or quests shall be included, not in addition to, the unrelated persons provided in this definition.

Effective Date: This Ordinance Amendment shall be effective upon adoption.

Referred to the Committee on Zoning and Building on 7/21/09.

#Public Hearing held on September 8, 2009.

Vice Chairman Murray, seconded by Commissioner Peraica, moved the approval of Communication No. 301828 as amended. The motion carried.

SECTION 4

Your Committee has considered the following items and upon the adoption of this report the recommendations are as follows:

- 302406 DOCKET #8559 – S. GUERRERO, Owner, Application (No. V-09-49): Variation to reduce left side yard setback from 10 feet to 3 feet; and reduce rear yard setback from 5 feet to 4 feet for a new storage shed in the R-5 Single Family Residence District. The subject property consists of approximately 0.25 of an acre, located on the north side of 129th Street, approximately 325 feet west of McVickers Avenue in Worth Township, County Board District #6.
Recommendation: That the application be granted.

Conditions: None

Objectors: None

302407 DOCKET #8560 – D. & M. MINKO, Owners, Application (No. V-09-50): Variation to increase height of fence in front yard from 3 feet to 4 feet in the R-5 Single Family Residence District. The subject property consists of approximately 0.07 of an acre, located on the west side of Long Avenue, approximately 72 feet south of 50th Street in Stickney Township, County Board District #11 **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

Chairman Silvestri notified the Committee that the above Communication Nos. 302406 and 302407 were previously approved, therefore they are being withdrawn.

302606 DOCKET #8551 –N. Villalon, Owner, Application (No. V-09-41): Variation to increase height of fence from 3 feet to 6 feet on a through lot in the R-3 Single Family Residence District. The subject property consists of approximately 1.13 acres, located on the north side of Illinois Road, approximately 164 feet east of Ramona Road in New Trier Township, County Board District #14. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

302607 DOCKET #8561 – F. Garcia, Owner, Application (No. V-09-51): Variation to reduce left side yard setback from 10 feet to 4 feet (shed existing); reduce left side yard setback from 10 feet to 6 feet (existing principal); and reduce right side yard setback from 10 feet to 7 feet (existing principal) for a 2nd story addition in the R-5 Single Family Residence District. The subject property consists of approximately 0.17 of an acre, located on the south side of Central Road, approximately 80 feet east of Potter Road in Maine Township, County Board District #17. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

302608 DOCKET #8562 – J. Knaperek, Owner, Application (No. V-09-52): Variation to reduce rear yard setback from 40 feet to 23 feet (existing); and reduce distance between principal and accessory detached garage from 10 feet to 4 feet (existing) for a deck addition in the R-5 Single Family Residence District. The subject property consists of approximately 0.17 of an acre, located on the west side of Lorel Avenue, approximately 210 feet south of 48th Street in Stickney Township, County Board District #11. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

302609 DOCKET #8563 – J. Horn, Owner, Application (No. V-09-53): Variation to reduce rear yard setback from 50 feet to 32 feet for a deck addition in the R-4 Single Family Residence District. The subject property consists of approximately 0.30 of an acre, located on the west side of 113th Avenue, approximately 289 feet south of 155th Street in Orland Township, County Board District #17. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

Vice Chairman Murphy, seconded by Commissioner Peraica, moved the approval of Communication Nos. 302606, 302607, 302608 and 302609. The motion carried unanimously.

SECTION 4

Your Committee has considered the following items and upon the adoption of this report the recommendations are as follows:

- 302610 LARRY & MIRA SKROBOT, Owners, 4350 West 204th Street, Matteson, Illinois 60443. Application (No. SU-09-12; Z09067). Submitted by Same. Seeking a SPECIAL USE, UNIQUE USE in the R-4 Family Residence District to open and operate a faith based transitional living facility to mentor young men in Section 15 of Rich Township. Property consists of approximately 3 acres located in through lot between 203rd Avenue and 204th Street on the southeast corner of 203rd Avenue and Kostner Avenue in Rich Township. Intended use: Single family residence faith-based transitional living.
- 302611 LOYOLA UNIVERSITY MEDICAL CENTER, Owner, 2160 South First Avenue, Maywood, Illinois 60153. Application (No. SU-09-13; Z09080). Submitted by Same. Seeking a SPECIAL USE, UNIQUE USE in the R-5 Single Family Residence District to install a new medical waste treatment system in an existing building in Section 23 of Proviso Township. Property consists of approximately 60.73 acres located approximately 995 feet south of Roosevelt Road on the west side of 1st Avenue in Proviso Township, County Board District #1. Intended use: Medical waste treatment system.

Commissioner Daley, seconded by Commissioner Butler moved to suspend the rules Section 2-108 (h)(1) of the County Code to consider Communication No. 302611. The motion carried unanimously.

Vice Chairman Murphy, seconded by Commissioner Steele, referred the New Applications to the Zoning Board of Appeals. The motion carried unanimously.

Commissioner Beavers, seconded by Commissioner Gainer, moved to adjourn, the motion carried and the meeting was adjourned.

Respectfully submitted,
Committee on Zoning and Building

Peter N. Silvestri, Chairman

Attest:

Matthew B. DeLeon, Secretary